



## Community Development Department

### HISTORIC PRESERVATION COMMISSION MEETING AGENDA August 19, 2020

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Tom Baker Meeting Room

3:30 p.m.

City-County Office Building

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#### SPECIAL NOTICE ON PUBLIC ACCESS

Watch live meeting coverage on Government Access Channels 2 & 602HD, listen to Radio Access 102.5 FM Radio, or stream FreeTV.org and RadioAccess.org. Agenda items can be found at [www.bismarcknd.gov/agendacenter](http://www.bismarcknd.gov/agendacenter).

Due to ongoing public health concerns related to COVID-19, the City of Bismarck is encouraging citizens to provide their comments via email to [whutchings@bismarcknd.gov](mailto:whutchings@bismarcknd.gov). The comments will be sent to the Historic Preservation Commission prior to the meeting and included in the minutes of the meeting. To ensure your comments are received and distributed prior to the meeting, please submit them by 12 noon on the day of the meeting and reference the agenda item your comment addresses.

If you would like to appear via video or audio link for the public input / comment section of the agenda, please provide your e-mail address and contact information to

[whutchings@bismarcknd.gov](mailto:whutchings@bismarcknd.gov) at least one business day before the meeting.

The physical meeting room will be open to the public, but we certainly understand the public wishing to limit their exposure at this time, while still participating in government. Before entering the City-County Office Building, all individuals should self-screen for COVID-19 symptoms or potential exposure and, if unable to pass the screening protocol, will be expected to participate remotely in the meeting for the public's safety.

Some of the Historic Preservation Commissioners will be attending this meeting remotely, but it is anticipated that most will participate remotely. The number of meeting participants attending in person in the Tom Baker Meeting Room, including the Planning and Zoning Commissioners, will be limited to maintain social distancing.

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#### MINUTES

1. Consider approval of the minutes of the June 17, 2020 regular meeting of the Historic Preservation Commission.



## **PUBLIC COMMENT**

2. Public Comment (The public comment period is available for residents and other interested parties to address items on the agenda or any general public input for consideration by the Historic Preservation Commission).

## **AGENDA**

3. **Update on Highland Acres Survey Project**

## **OTHER BUSINESS**

4. Other Business

## **ADJOURNMENT**

5. **Adjourn.** The next regular meeting date is scheduled for **September 16, 2020.**

Enclosures: Meeting Minutes of June 17, 2020

**BISMARCK HISTORIC PRESERVATION COMMISSION**  
**MEETING MINUTES**  
**June 17, 2020**

The Bismarck Historic Preservation Commission met on June 17, 2020, at 3:30 p.m. in the Tom Baker Meeting Room in the City-County Office Building, 221 North 5<sup>th</sup> Street. Due to ongoing public health concerns related to COVID-19, the meeting was held via Zoom. Chair Sakariassen presided remotely.

Commissioners present were Steve Bakken, Blake Dinkins, Calvin Grinnell, Tory Jackson, Beth Nodland and Amy Sakariassen.

Commissioner Walt Bailey was absent.

Staff members present were Kim Lee – Planning Manager, Jannelle Combs – City Attorney, Will Hutchings – Planner and Hilary Balzum – Community Development Administrative Assistant.

## **MINUTES**

Chair Sakariassen called for consideration of the minutes of the May 20, 2020 meeting of the Historic Preservation Commission.

**MOTION:** A motion was made by Commissioner Bakken to approve the minutes of the May 20, 2020 meeting of the Historic Preservation Commission, as presented. The motion was seconded by Commissioner Dinkins and with Commissioners Bakken, Dinkins, Grinnell, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

## **PUBLIC COMMENT**

There were no public comments to be received as this time.

## **SECTION 106 REVIEW PARTICIPATION**

### **A. HAY CREEK SUBSTATION (TO BE KNOWN AS LOT 1, BLOCK 1, HAY CREEK SUBSTATION)**

Mr. Hutchings said the City of Bismarck has been notified by the State Historic Preservation Office and Metcalf Archeology of a proposed electric substation to be located in east Bismarck on what will be known as Lot 1, Block 1, Hay Creek Substation.

Mr. Hutchings then said Metcalf Archeology found no cultural resources during the inventory and recommends a finding of No Historic Properties Affected and staff recommends reviewing the submitted documentation for Section 106 review of the proposed the Hay Creek Substation to be located in east Bismarck on what will be known

as Lot 1, Block 1 Hay Creek Substation in east Bismarck and completing a declaration of findings for the State Historic Preservation Office.

**MOTION:** A motion was made by Commissioner Bakken to agree to signing the Section 106 review declaration as presented and as recommended by staff, with the recommendation of No Adverse Effect for the proposed Hay Creek Substation to be located in east Bismarck on what will be known as Lot 1, Block 1 Hay Creek Substation. The motion was seconded by Commissioner Grinnell and with Commissioners Bakken, Dinkins, Grinnell, Jackson, Nodland and Sakariassen voting in favor of the motion, the motion was approved.

Chair Sakariassen said she would like to turn the meeting over to Vice Chair Nodland at this time due to a conflict of interest with the next agenda item.

Commissioner Jackson said he would also not be participating in the vote on the following item.

### **SELECTION OF HIGHLAND ACRES SURVEY PROJECT CONSULTANT**

Mr. Hutchings said a selection committee met on Tuesday, June 16, 2020 to review and discuss ten (10) written proposals received in response to the request for proposals (RFP) for the Historic Architectural Survey of Highland Acres. He said proposals were evaluated based on criteria that were listed in the RFP and weighted based on the average percentage indicated by all selection committee members, including qualifications and experience, project design team, grasp of project requirements and understanding of project scope, design approach/methodology in completing scope of services, responsiveness and compatibility between consultant, State Historic Preservation Offices and the Bismarck Historic Preservation Commission, proposed schedule required to complete project and ability to complete the project on time and within budget and the proposed cost to complete the project.

Mr. Hutchings said after each selection committee member had evaluated each proposal, they ranked each firm's written proposal from one (1) to ten (10) with one (1) being the highest and ten (10) being the lowest. The selection committee member's individual final ranks were combined and averaged for the following final rank: Metcalf (1), Cardno (2) and Urbana (2) (tie), Ethnoscience (4), Practical Preservation (5), Evan West (6), Row 10 (7), RDG (8) and Westwood (8) (tie) and Beaver Creek (10).

Mr. Hutchings said staff recommends reviewing the selection committee's final ranking of proposals and select a consultant to proceed with contract negotiations for the Historic Architectural Survey of Highland Acres which will be approved by the Bismarck City Commission.

**MOTION:** A motion was made by Commissioner Bakken to select Metcalf for the Historic Architectural Survey of Highland Acres for final approval by the Bismarck City Commission. The motion was seconded by Commissioner Grinnell and with Commissioners Bakken, Dinkins, Grinnell, and Nodland voting in favor of the motion, the motion was approved.

Vice Chair Nodland turned the meeting over to Chair Sakariassen at this time.

### **OVERVIEW OF CURRENT PROJECTS OF HISTORIC SIGNIFICANCE**

Mr. Hutchings gave an overview of several projects occurring within the City of Bismarck or nearby that may be of interest to the Historic Preservation Commission. He started by sharing that the Patterson Place (420 East Main Avenue) has had work started to renovate both the interior and exterior of the building including updating individual units, renovating storefronts, renovation and basement expansion of Peacock Alley, new historically appropriate windows, a rooftop sign and uncovering brick on portions of the upper floors. Mr. Hutchings then said Juniper Workantile (124 North 4<sup>th</sup> Street) is working with a contractor to remove the plywood that covers transoms while also working with an architect for the design of the storefront. He said their goal is to renovate the southern half of the building façade back to its historic look, while not leaving it looking like half a building. He added that upon completion of the renovations the owner intends to re-nominate the entire building to the National Register of Historic Places.

Commissioner Nodland (owner of Juniper Workantile) shared that they have just started the referenced façade repairs and while the building will not be perfectly balanced, it will hopefully all be put back together by this summer.

Mr. Hutchings asked if that will be when they pursue the National Register of Historic Places nomination. Commissioner Nodland said that is correct and they are giving a presentation on it to the State Historical Society in January.

Mr. Hutchings then said the owner of the former F.W. Wollworth Store at 402 East Main Avenue is in the process of removing all stucco from the face of the building and cleaning and repairing the underlying brick. He said additional improvements include the replacement of the storefront glazing system along East Main Avenue. He added that the configuration of doors and windows would remain the same, including with doorway recesses and bulkheads at the base and the new frames would be anodized bronze and the glass would remain transparent. Mr. Hutchings gave an update on the property known as the Robert Orr House at 224 West Avenue A and stated the current homeowners purchased the home approximately two years ago and, during the process of conducting maintenance repairs and updates, contractors and structural engineers determined the home has severe structural problems that would require extremely extensive and costly repairs. Mr. Hutchings said for this reason, the homeowner and contractor have decided the only viable option is to demolish the home and the City of Bismarck has received and issued a permit for the demolition. He said the homeowners have indicated their desire to

rebuild a new home at this location and try to match the home's original architecture and style.

Chair Sakariassen said she spoke with the owners and there were compounded issues that amounted to an unreasonable total repair expenses. She said they will get the best result one can hope for with the route they are taking.

Commissioner Nodland asked if any records of the building are going to be kept. Chair Sakariassen said internal and external photographs have been taken and some of the interior pieces will be salvaged for use in the new home as well.

Mr. Hutchings then gave a final overview of the Our Lady of the Annunciation Chapel on the University of Mary Campus. He said the National Park Service is currently reviewing a National Register of Historic Places nomination for the Our Lady of the Annunciation Chapel on the University of Mary campus south of Bismarck and the review should be completed by July 3, 2020. Mr. Hutchings said the building was designed by Marcel Breuer, a Hungarian born brutalist architect and designer who was one of the first and youngest to study at the Bauhaus. He closed by saying Cray Kennedy, a recent graduate of the University of Mary, led the effort for the National Register of Historic Places nomination during her senior year and at this time there are no plans to nominate other Breuer-designed buildings at the University of Mary.

Commissioner Jackson asked if the stucco is going to come off of the North 4<sup>th</sup> Street side of the former Woolworth building. Mr. Hutchings said the plan originally was to only remove the stucco from the corner but it is his understanding that eventually it will all be removed,

## **OTHER BUSINESS**

Commissioner Nodland thanked Mr. Hutchings for the overview of all of the previously mentioned projects. Commissioner Dinkins said he also was happy to see the University of Mary taking steps towards a National Register of Historic Places.

Ms. Combs said going forward there will be a maximum of five people allowed at the Commission table for public meetings going forward as well as people allowed in the Tom Baker meeting room while maintaining a social distance of six feet.

## **ADJOURNMENT**

There being no further business, Chair Sakariassen declared the meeting of the Bismarck Historic Preservation Commission adjourned at 4:04 p.m. to meet again on July 15, 2020.

Respectfully Submitted,

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Hilary Balzum  
Recording Secretary

APPROVED:

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Amy Sakariassen, Chair

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